

IN RE: PETITION FOR RESIDENTIAL \* BEFORE THE  
ZONING VARIANCE  
E/S Baconsfield Lane, 1000 ft. S \* ZONING COMMISSIONER  
of c/l of Chesterfield Road  
16103 Baconsfield Lane \* OF BALTIMORE COUNTY  
8th Election District  
3rd Councilmanic District \* Case No. 99-39-A  
Kevin F. Bracken, et ux, Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Kevin F. Bracken and Dawn H. Bracken, his wife, property owners, for that property known as 16103 Baconsfield Lane in the Chesterfield subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 36 ft., in lieu of 50 ft., for an attached garage, in an R.C.5. zone. The property and relief sought are more particularly described on Petitioners' plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

DATE

BY

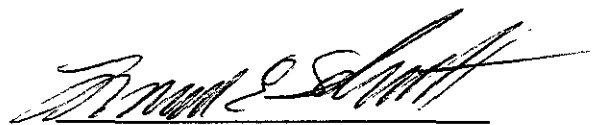
5/24/98  
JH Bracken

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of August 1998, that the Petition for a Residential Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 36 ft., in lieu of 50 ft., for an attached garage, in an R.C.5. zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 8/21/98  
By [Signature]

LES:mmm



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

August 21, 1998

Mr. and Mrs. Kevin F. Bracken  
16103 Baconsfield Lane  
Monkton, Maryland 21111

RE: Petition for Administrative Variance  
Case No. 99-39-A  
Property: 16103 Baconsfield Lane

Dear Mr. and Mrs. Bracken:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
encl.





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 16103 BACONSFIELD LANE

which is presently zoned RC-5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3 TO PERMIT

A SIDE YARD setback of 36' in lieu of the required 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

WE WANT TO BUILD A 2 CAR GARAGE WITHIN 36 FEET OF SIDE PROPERTY BOUNDARY INSTEAD OF 50 FEET SETBACK AS IS NOW IN FORCE. THE OTHER END OF HOUSE IS NEXT TO A BIG WOODED HILL.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

Kevin F. Bracken

(Type or Print Name)

Kevin F. Bracken

Signature

Dawn H. Bracken

(Type or Print Name)

Dawn H. Bracken

Signature

410 329 3527

16103 BACONSFIELD LANE

Address

Phone No

MONKTON

MD

21111

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: CAM DATE: 23 July

ESTIMATED POSTING DATE: 2 Aug 98



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 39

**99-39-A**

dd-3d-V

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 16103 BACONSFIELD LANE  
address  
MONKTON MD 21111  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WE WOULD LIKE TO BUILD A 2 CAR GARAGE, 24 FEET  
WIDE, ON THE SOUTH SIDE OF OUR HOUSE. IT WOULD BE WITHIN  
36 FEET OF THE BOUNDARY INSTEAD OF THE 50 FOOT SETBACK IN PLACE,  
THE HOUSE TO OUR SOUTH HAS NO WINDOWS ON ITS NORTH SIDE AND  
TREES MOSTLY BLOCK THE VIEW. THE NORTH SIDE OF OUR HOUSE  
IS AT THE BOTTOM OF A STEEP WOODED HILL. OUR FRONT AND  
BACK ARE UNSUITABLE FOR A GARAGE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kevin F. Bracken  
(signature)  
Kevin F. Bracken  
(type or print name)



Dawn H. Bracken  
(signature)  
Dawn H. Bracken  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit.

I HEREBY CERTIFY, this 16th day of July, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kevin F. Bracken and Dawn H. Bracken

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/16/98  
date

Timothy C. Murray  
NOTARY PUBLIC

My Commission Expires:

TIMOTHY C. MURRAY  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires October 13, 1999

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 16103 BACONSFIELD LANE  
address  
MONKTON MD 21111  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WE WOULD LIKE TO BUILD A 2 CAR GARAGE, 24 FEET  
WIDE, ON THE SOUTH SIDE OF OUR HOUSE. IT WOULD BE WITHIN  
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THE HOUSE TO OUR SOUTH HAS NO WINDOWS ON ITS NORTH SIDE AND  
TREES MOSTLY BLOCK THE VIEW. THE NORTH SIDE OF OUR HOUSE  
IS AT THE BOTTOM OF A STEEP WOODED HILL. OUR FRONT AND  
BACK ARE UNSUITABLE FOR A GARAGE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kevin F. Bracken  
(signature)

Kevin F. Bracken  
(type or print name)



Dawn H. Bracken  
(signature)

Dawn H. Bracken  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of July, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kevin F. Bracken and Dawn H. Bracken

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/17/98  
date

Timothy C. Murray  
NOTARY PUBLIC

My Commission Expires:

TIMOTHY C. MURRAY  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires October 13, 1999

A-PE-PP



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16103 BACONSFIELD LANE

which is presently zoned RC-5

This Petition shall be filed with the Dept. of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3, B.3 to PERMIT

A SIDE YARD SETBACK OF 36' IN LIEU OF THE REQUIRED 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

WE WANT TO BUILD A 2 CAR GARAGE WITHIN 36 FEET OF SIDE PROPERTY BOUNDARY INSTEAD OF 50 FEET SETBACK AS IS NOW IN FORCE. THE OTHER END OF HOUSE IS NEXT TO A BIG WOODED HILL.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Kevin F. Bracken

(Type or Print Name)

Kevin F Bracken

Signature

Dawn H. Bracken

(Type or Print Name)

Dawn H. Bracken

Signature

410 329 3527

16103 BACONSFIELD LANE

Address

Phone No

MONKTON

MD

21111

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ESTIMATED POSTING DATE: \_\_\_\_\_



Printed on Recycled Paper

99-39-A

ITEM #: 39

# ZONING DESCRIPTION FOR 16103 BACONSFIELD LANE

BEGINNING AT A POINT ON THE EAST SIDE OF  
BACONSFIELD LANE, WHICH IS 40 FEET WIDE (RIGHT OF WAY)  
AT THE DISTANCE OF 1000 FEET SOUTH OF THE CENTERLINE  
OF THE NEAREST IMPROVED INTERSECTING STREET  
CHESTERFIELD, WHICH IS 40 FEET WIDE (RIGHT OF WAY),  
BEING LOT # 9 SECTION 1 IN THE  
SUBDIVISION OF CHESTERFIELD AS RECORDED IN  
BALTIMORE COUNTY PLAT BOOK # 50, FOLIO # 77,  
CONTAINING 1.62 ACRES.

ALSO KNOWN AS 16103 BACONSFIELD LANE  
AND LOCATED IN THE 08 ELECTION DISTRICT,  
3 COUNCILMANIC DISTRICT.



BALTIMORE COUNTY, MARY ID  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 056199

DATE 23/1/98 ACCOUNT R-001-6152

#39  
AMOUNT \$ 50.00

RECEIVED FROM: Bentley

FOR: 16103 Baconfield IN

Adm. N

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME

7/23/1998 7/23/1998 10:17:07

REG M004 CASHIER KACH KCH DRYMER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 009971

OR NO. 056199

OFLH

50.00 CASH

Baltimore County, Maryland

99-39-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE Case No.:

99-39-A

Petitioner/Developer:

BRACKEN, ETAL

c/o BRACKEN

Date of Hearing/Closing:

8/17/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #16103 BACONSFIELD LA.

The sign(s) were posted on

8/1/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/10/98  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

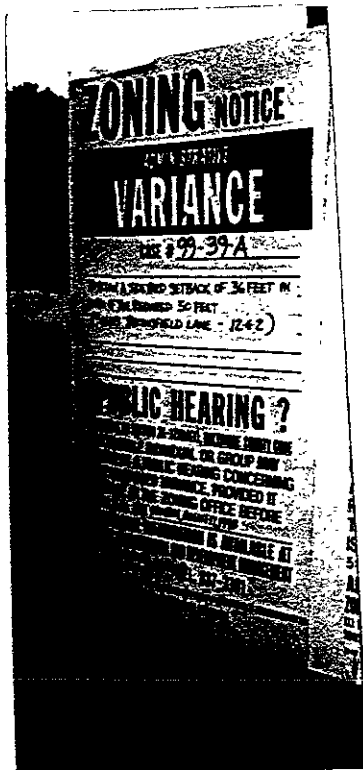
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



99-39-A

BACONSFIELD LA.

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 39 -A Address 16103 Baconfield Lane

Contact Person: Kate M. LUTON Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 23 July 98 Posting Date: 2 Aug 98 Closing Date: 17 Aug 98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet 0to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

-----  
(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 99- 39 -A Address 16103 Baconfield Lane

Petitioner's Name Kevin Dracken Telephone 410-329-3527

Posting Date: 2 Aug 98 Closing Date: 17 Aug 98

Wording for Sign: ~~Var~~ Variance to Allow A Sideload  
Setback of 36' in lieu of the Required  
50'



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 39

Petitioner: KEVIN AND DAWN BRACKEN

Location: 16103 BACONSFIELD LANE MONKTON MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

NAME: KEVIN BRACKEN

ADDRESS: 16103 BACONSFIELD LANE

MONKTON MD 21111

PHONE NUMBER: 410 329 3527

AJ:ggs

(Revised 09/24/96)



# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing


PROPERTY ADDRESS: \_\_\_\_\_


see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book# \_\_\_\_\_, folio# \_\_\_\_\_, lot# \_\_\_\_\_, section# \_\_\_\_\_

OWNER: \_\_\_\_\_

North   
 date: \_\_\_\_\_  
 prepared by: \_\_\_\_\_  
 Scale of Drawing: 1" = \_\_\_\_\_

 Vicinity Map  
 North  
 scale: 1"=1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_  
 acreage \_\_\_\_\_ square feet \_\_\_\_\_

SEWER: ☐ public ☐ private  
 WATER: ☐ ☐  
 Chesapeake Bay Critical Area: ☐ yes ☐ no  
 Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 12, 1998

Mr. & Mrs. Kevin F. Bracken  
16103 Baconsfield Lane  
Monkton, MD 21111

RE: Item No.: 39  
Case No.: 99-39-A  
Location: 16103 Baconsfield Ln.

Dear Mr. & Mrs. Bracken:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 23, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *RBS*  
Permits and Development Review  
DEPRM

DATE: 8/13/98

SUBJECT: Zoning Advisory Committee  
Meeting Date: Aug 3, 98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	27	35	41
	28	36	
		37	424 VA
	31	38	
	33	(39)	43

RBS:sp

BRUCE2/DEPRM/TXTSBP

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** August 3, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

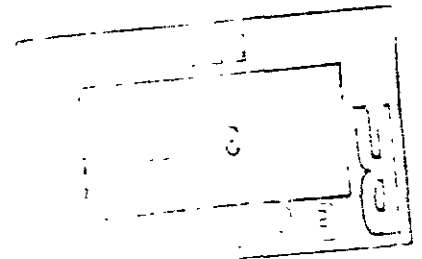
Item No. 35, 36, 37, (39) and 41

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:

*Jeffrey W. Long*

AFK/JL







Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

AUGUST 7, 1998

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: OWINGS MILLS LIMITED PTNP. 027  
KAMBIZ KARIMIAN 031  
STERLING INDUSTRY LANE, L.L.C. 033  
JAMES ANDREW DUNNIGAN AND DOROTHEA  
DOLORES DUNNIGAN 035  
FRANK ROSENBERGER AND MARY ROSENBERGER 036  
PHYLLIS E. TYLER 037  
VERNON MERKLE AND MARILYN IRWIN 038  
KEVIN F. BRACKEN AND DAWN H. BRACKEN 039  
NARINE BANEY 041  
MR. AND MRS. BRINKLEY ITEM 16

Location: DISTRIBUTION MEETING OF AUGUST 3, 1998

Item No.: SEE ABOVE Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 7-31-94  
Item No. 039 CAM

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

*for* Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   August 12, 1998

FROM: *Sub* Robert W. Bowling, Chief  
              Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
              for August 10, 1998  
              Item Nos. 027, 028, 031, 032, 033,  
              035, 036, 037, 038, 039, 040, 041,  
              043 and Case No. 99-16-SPHA from 7/23/98

              The Development Plans Review Division has reviewed the subject  
zoning item, and we have no comments.

ZONE810.NOC

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

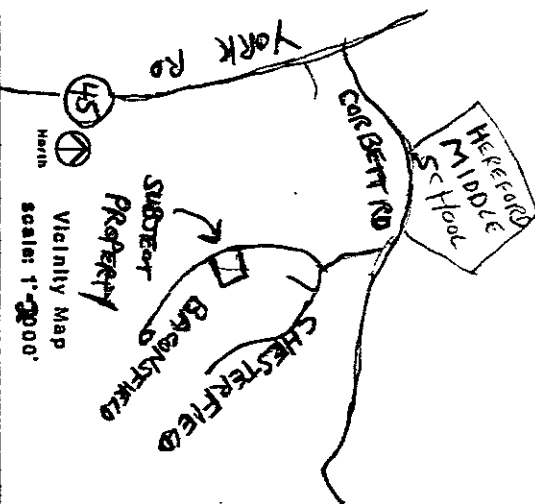
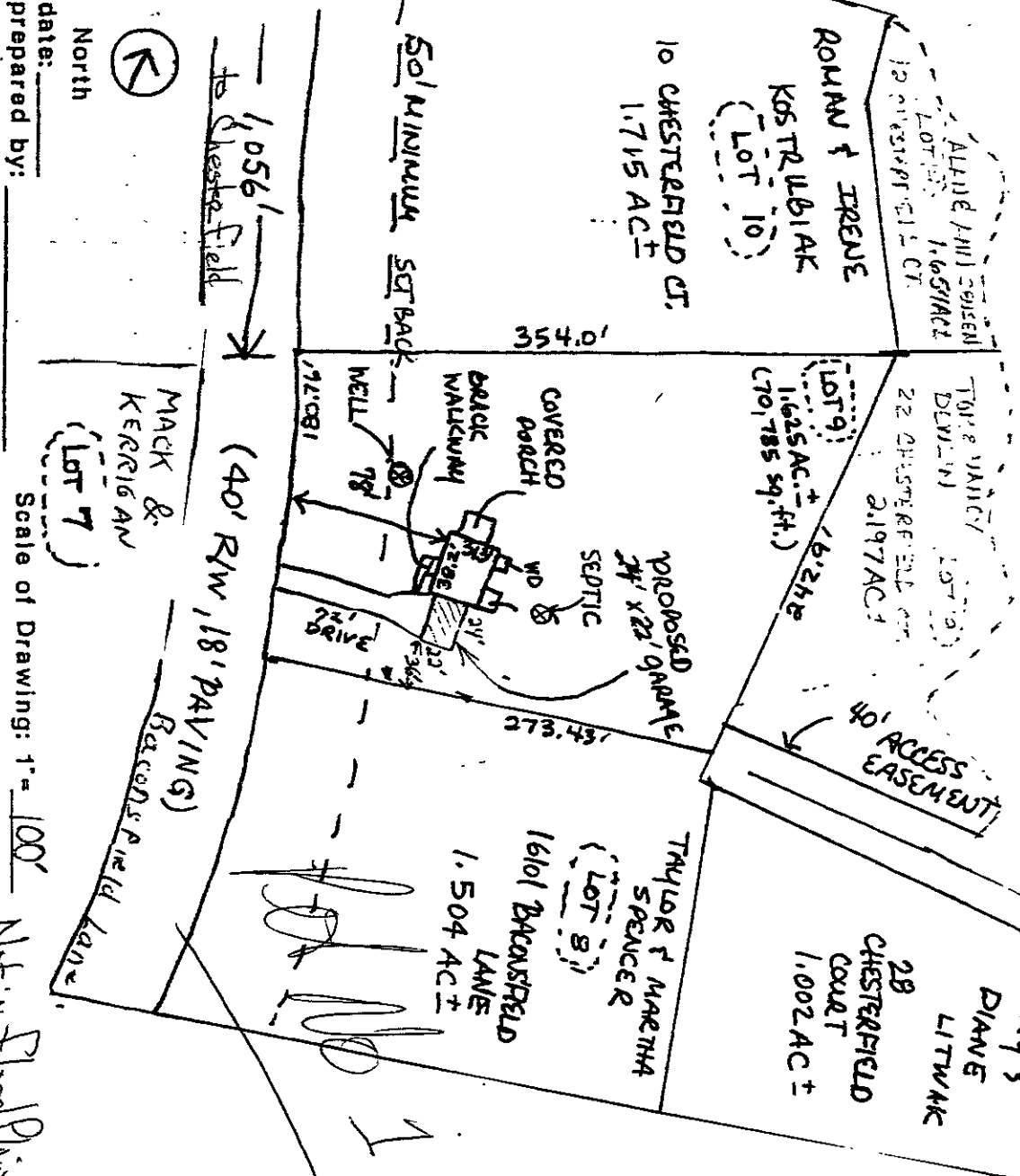
PROPERTY ADDRESS: 16103 BACONS FIELD LANE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CHESTERFIELD

plat book# 50, folio# 77, lot# 9, section# 1

OWNER: KEVIN & DAWN BRACKEN



## LOCATION INFORMATION

Election District: 08

Councilmanic District: 3

1"-200' scale map#: NW 25 B

Zoning:

Lot size: 1.62

acreage square feet

SEWER: ☐ public ☒ private

WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings:

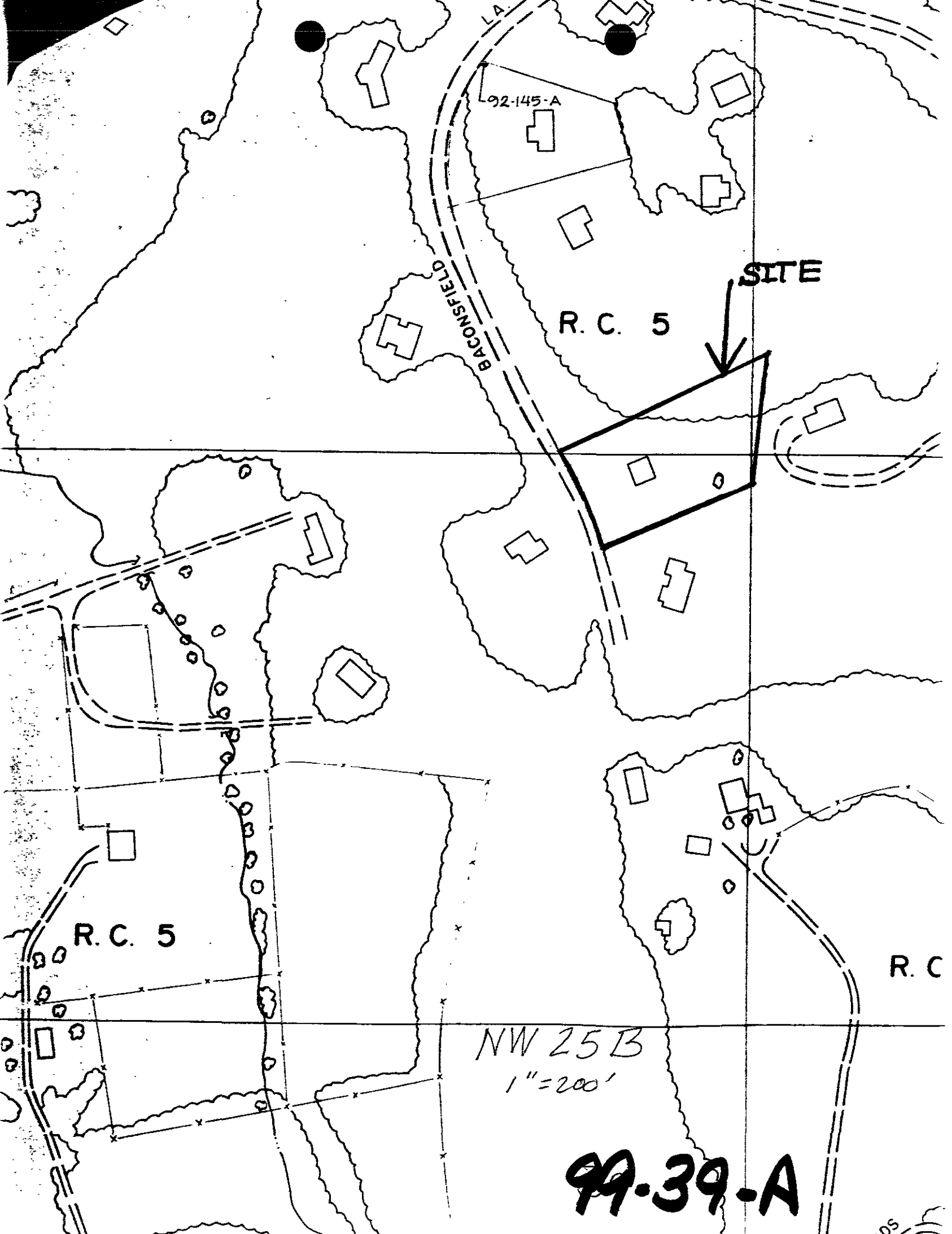
93-470-A

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

39

99-39-A



92-145-A

SITE

R.C. 5

R.C. 5

R.C

NW 25 B

1" = 200'

99-39-A

LA 163

BARONSFIELD

A-PE-44

CHESTERFIELD

RD

12

CHES. TERFIELD

99-139-A

A-PE-PP

CRACKED

16103

MACONSFIELD LAKE



16103 BONSFIELD LANE BRACKEN

PROPOSED GARAGE - ADMINISTRATIVE VARIANCE



FRONT VIEW

CAR IS WHERE  
GARAGE IS  
PROPOSED.

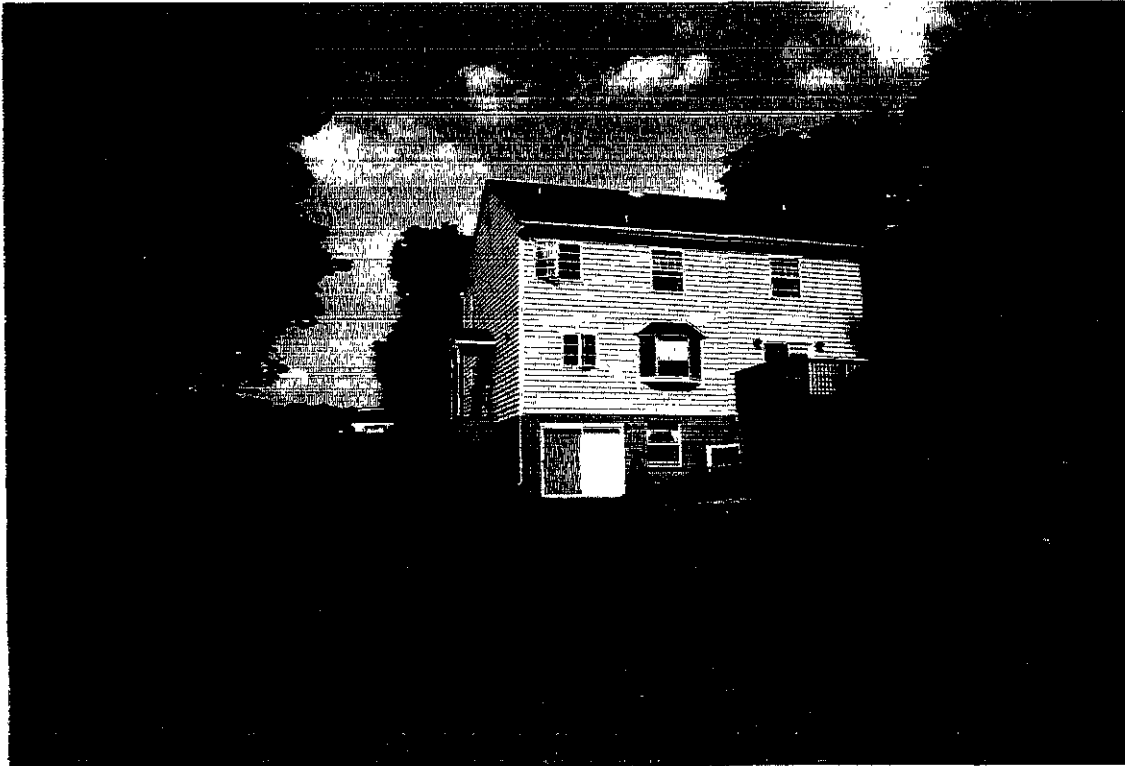


FRONT AND  
SIDE VIEW

99-39-A

16103 BRONSFIELD LANE  
PROPOSED GARAGE - ADMINISTRATIVE

BRACKEN  
VARIANCE



REAR AND  
SIDE VIEW

LOOKING WEST.

CAR IS WHERE  
PROPOSED  
GARAGE WOULD  
BE.



VIEW OF  
WOODED HILL  
ON NORTH END.

NOT SUITABLE  
FOR GARAGE.

99-39-A

☒

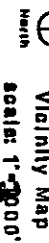
see pages 5 & 6 of the CHECKLIST for additional required information

plat book# 50, folio# 77, lat# 9, section# 1

OWNER: KEVIN & DAWN BRACKEN



NOT IN FLOODPLAIN

**Election District:**

6

NW 25 B

3

1.02  
acreage      square foot

SEWER: ☐ ☒

WATER: ☐ ☒

Local Area: ☐ Yes ☒ No

93-470-A

reviewed by:	ITEM #:	CASE#:
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W  
O

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

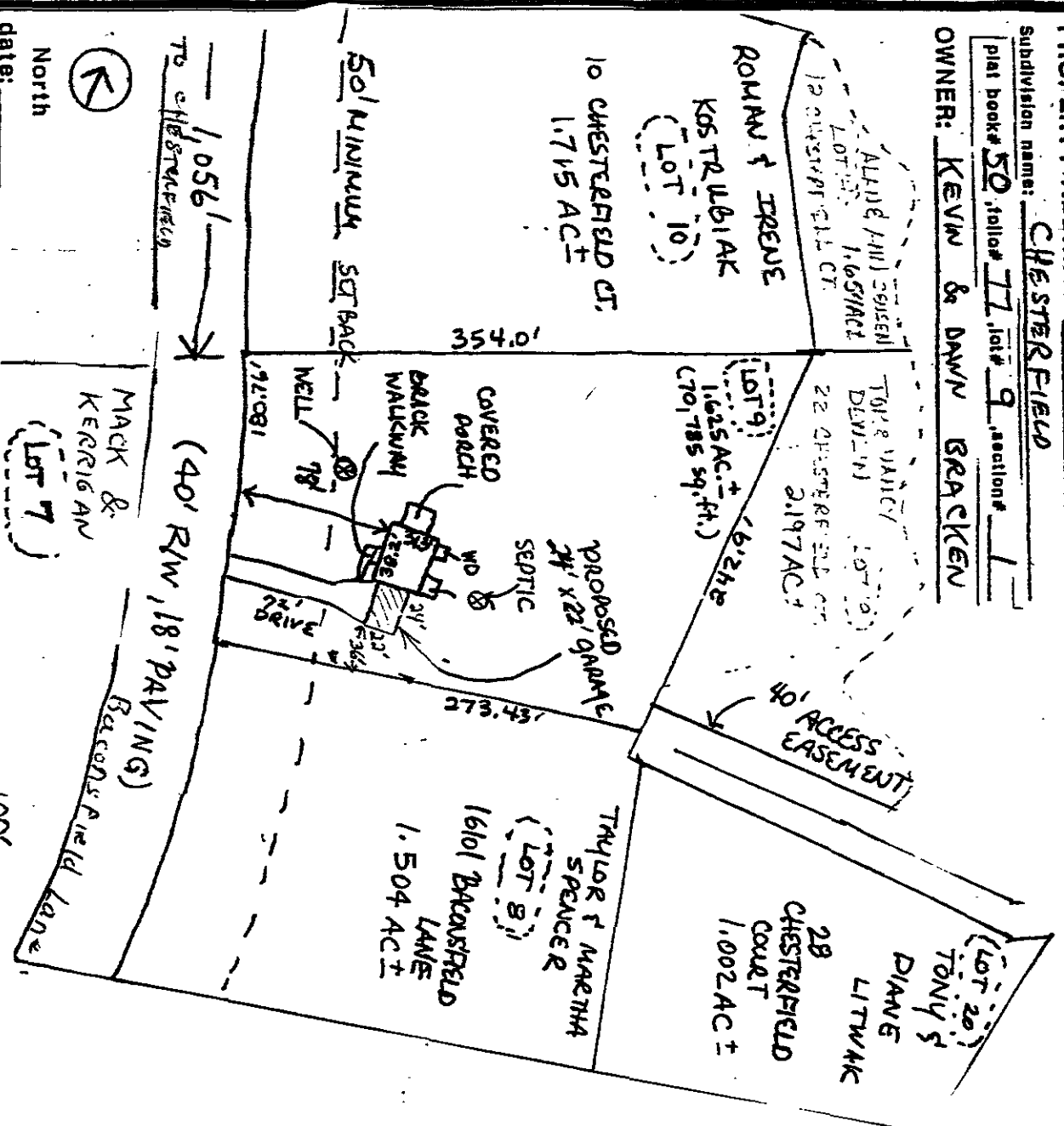
PROPERTY ADDRESS: 16103 BACONS FIELD LANE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CHESTERFIELD

plat book # 50, folio # 17, lot # 9, section # 1

OWNER: KEVIN & DAWN BRACKEN

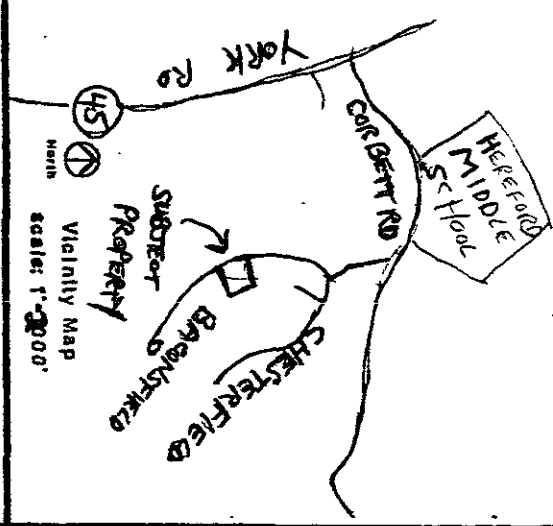


date: \_\_\_\_\_

North

Scale of Drawing: 1" = 100'

Not in Flood Plain



## LOCATION INFORMATION

Election District: 08

Councilmanic District: 3

1"=200' scale map#: NW 25 B

Zoning:

Lot size: 1.62

acreage square feet

SEWER: ☐ public ☒ private  
WATER: ☐ ☒

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: 93-470-A

Zoning Office USE ONLY

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

39

99-39-A